

W A V E R L Y

smart planning workshop



May 2010

What's great NOW in Waverly



history

What's great NOW in Waverly



History, Classic American Main Street

What's great NOW in Waverly



Proud public institutions within walking distance to residents

What's great NOW in Waverly



Classic American tree-lined streets

What's great NOW in Waverly



Beautiful scenery and recreation

What's great NOW in Waverly



History, recreational trails

What's great NOW in Waverly



Wartburg College

Challenges

Challenges



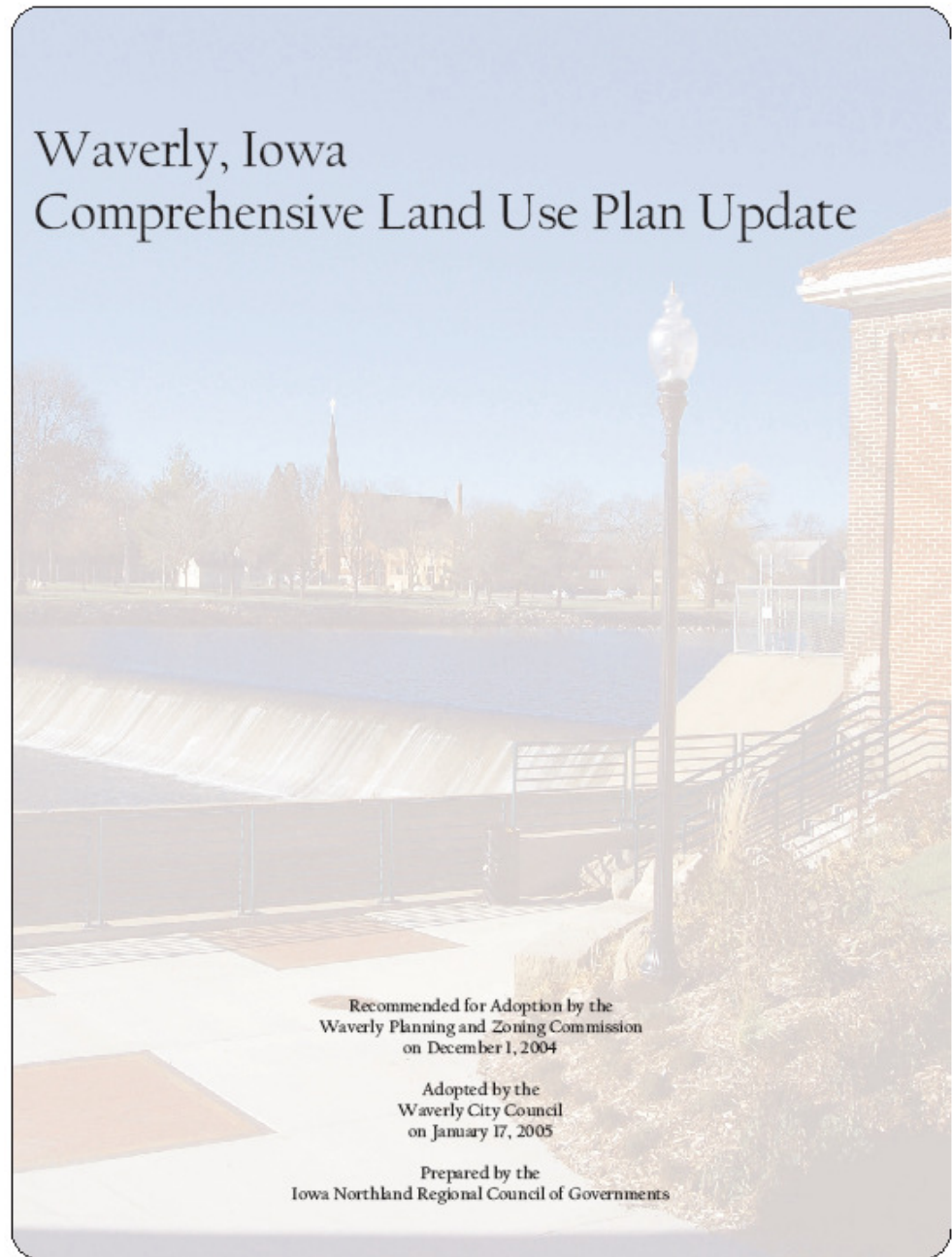
Recent floods in low lying areas, most of the historic center of town

Challenges



Floods damaged houses and many affordable places to live

Opportunity



Update to 2004 Comp Plan, provides opportunity to revise strategies

the ten principles of smart growth

- **Mix land uses**
- **Take advantage of compact building design**
- **Create a range of housing opportunities & choices**
- **Create walkable neighborhoods**
- **Foster distinctive, attractive communities with a strong sense of place**
- **Preserve open space, farmland, natural beauty, & critical environmental areas**
- **Strengthen & direct development towards existing communities**
- **Provide a variety of transportation choices**
- **Make development decisions predictable, fair, cost effective**
- **Encourage community / stakeholder collaboration in development decisions**

Iowa smart planning principles

- collaboration
- efficiency, transparency, consistency
- clean, renewable and energy efficient
- occupational diversity
- revitalization
- housing diversity
- community character
- natural resources and agricultural protection
- sustainable design
- transportation diversity

What's great NOW

Comprehensive Plan

Green Infrastructure

Housing & Infill

Comprehensive Plan

5. The City of Waverly shall maximize the opportunity for a wide range of residential opportunities for existing and new residents of the community.

- *Work to maintain desirable environmental conditions for residential development including fresh air, clean water, quiet and safe streets, protection from incompatible land uses, and proximity to community services and facilities.*
- *Ensure that residents have adequate services by prioritizing public services to meet the needs of residential development.*
- *Require that public services be provided in a manner that meets the needs of residential development.*

6. The City of Waverly shall provide opportunities for commercial development that meets projected or expected needs while offering safe, attractive, sound design, and convenient locations.

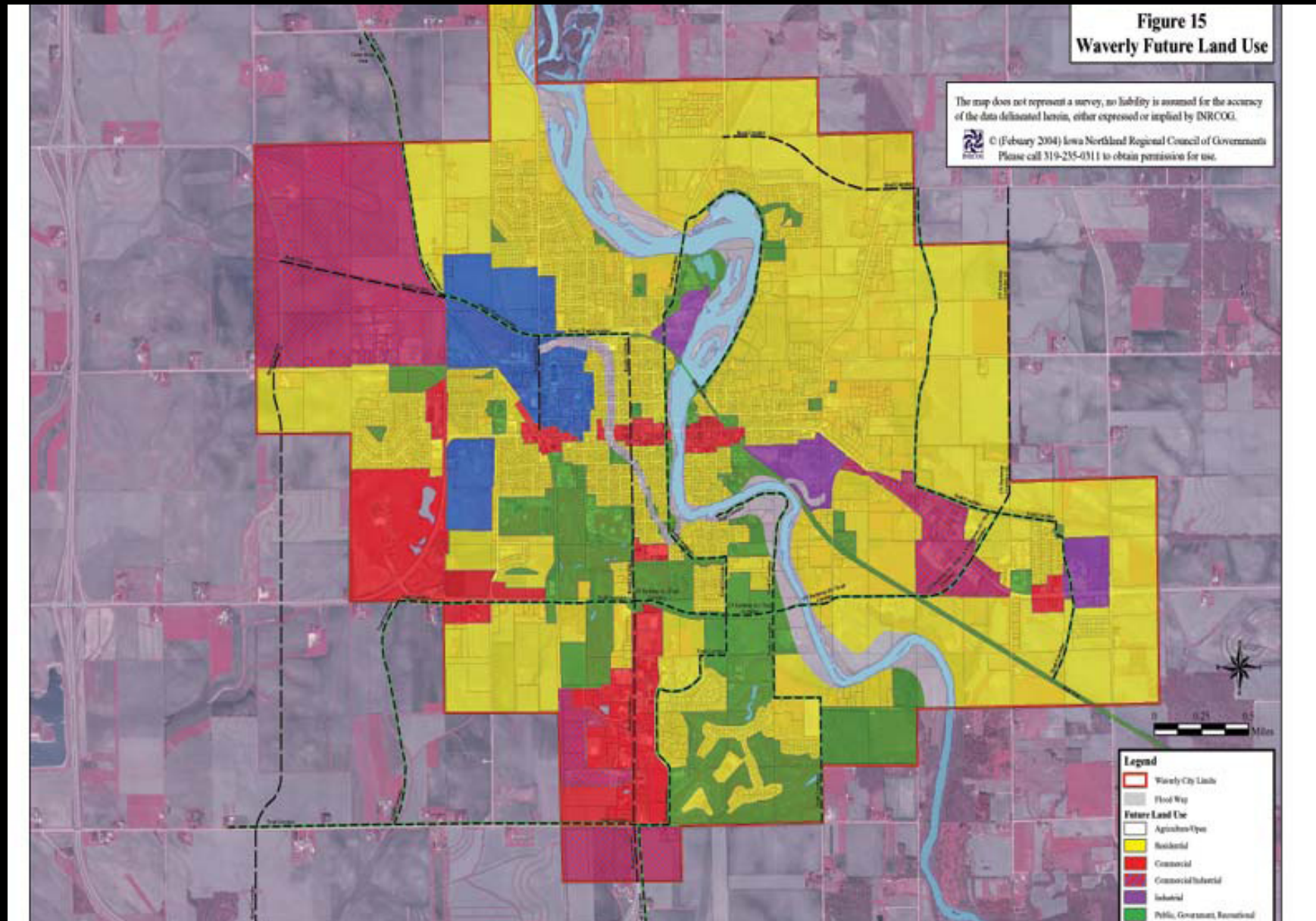
- *Encourage properly located and well-designed commercial facilities with emphasis on safety and access.*
- *Support the continued maintenance, improvement, redevelopment, and expansion of the central business districts including those on Bremer Avenue on both sides of the Cedar River; on Highway 218 South; and near the intersection of Highway 3 and Bremer Avenue on the western side of the community, as well as other commercial development areas in the community.*
- *Encourage the establishment of neighborhood, community, and regional types of commercial businesses in the community.*
- *Encourage commercial development in areas as may be designated on the Future Land Use Map.*
- *Encourage infill commercial development in appropriate areas and in such a way that commercial uses can be grouped rather than haphazardly dispersed throughout the community.*
- *Encourage commercial development throughout the city for commercial development has on negative impacts that commercial development has on commercial development.*

7. The City of Waverly shall provide opportunities for industrial development that meets projected or expected needs that are safe, environmentally sensitive, and attractive locations.

- *Encourage properly located and well-designed, energy efficient industrial facilities with emphasis on minimizing the impacts on surrounding land uses, safety, and access.*
- *Support the continued development and expansion of the existing and proposed industrial park(s) or areas, including the Business Park on Highway 218 South; the northwestern part of the community, near the airport; and the eastern side of the community, along Bremer Avenue.*
- *Encourage the expansion of existing industries in Waverly.*
- *Encourage new industries to locate in Waverly in order to expand the economic base of the community.*

Goals regarding land uses have no policies

Comprehensive Plan



By default, land use guidance goes to Future Land Use and then to Zoning

Comprehensive Plan

Comprehensive
Plan

Guidance
(Mostly to City)

Zoning
Ordinance

The law
controlling
Development
(Mostly Private
individuals)

Zoning should support policy, not be the policy

Comprehensive Plan



details: for example 'setbacks' vs. policy of maintaining historic character

Comprehensive Plan



details: for example 'setbacks' vs. policy of maintaining historic character

Comprehensive Plan



Character of entrance to Waverly: Not town; not rural; not nature

Comprehensive Plan

Waverly Comprehensive Land Use Plan Update

IMPLEMENTATION OF THE PLAN

Land Use Goals, Objectives, and Policies

This Section of the Plan defines the Goals (boldface print), Objectives (italicized print), and Policies of the City of Waverly. In terms of definitions, Goals are generalized, optimistic statements of a desired end that should also be attainable and provide direction for forming specific Objectives and Policies. In addition to the Goals, it is important for a community to adopt land use Objectives and Policies for managing its physical development. These Objectives and Policies are not meant to replace the Goals, but rather they should provide additional implementation guidance for the City Council, Planning and Zoning Commission, Board of Adjustment, and staff when interpreting its Goals. Objectives typically address more specific concerns of the community and are more procedural in nature than goals. Policies represent an official course of action or implementation strategy. We should note this Section was developed after considerable involvement of elected officials, appointed commissions, Comprehensive Plan Task Force, city staff, special interest groups, and private citizens.

The following statements are basic elements of a suggested development blueprint for the City of Waverly.

1. **The City of Waverly will maintain and improve, whenever possible, the quality of life or sense of place that the residents of the community value and enjoy. For the purposes of this Plan, this goal statement will focus on the following areas:**
 - *Work to create a "sense of community" that seeks to preserve the small town character that is Waverly.*
 - *Plan for a stable, manageable growth rate of between three (3) and five (5) percent during each 10-year census.*
 - *Encourage the school district to provide safe, clean schools that offer an environment conducive to learning.*
 - *Plan and develop a safe, efficient transportation system that allows for timely flow of traffic in the community.*
 - *The City, in conjunction with the Bremer County Sheriff's office, will work to prevent and reduce crime*

Goal 1: Quality of Life and Sense of Place

Comprehensive Plan



Entrance to Waverly – establishes a sense of place:

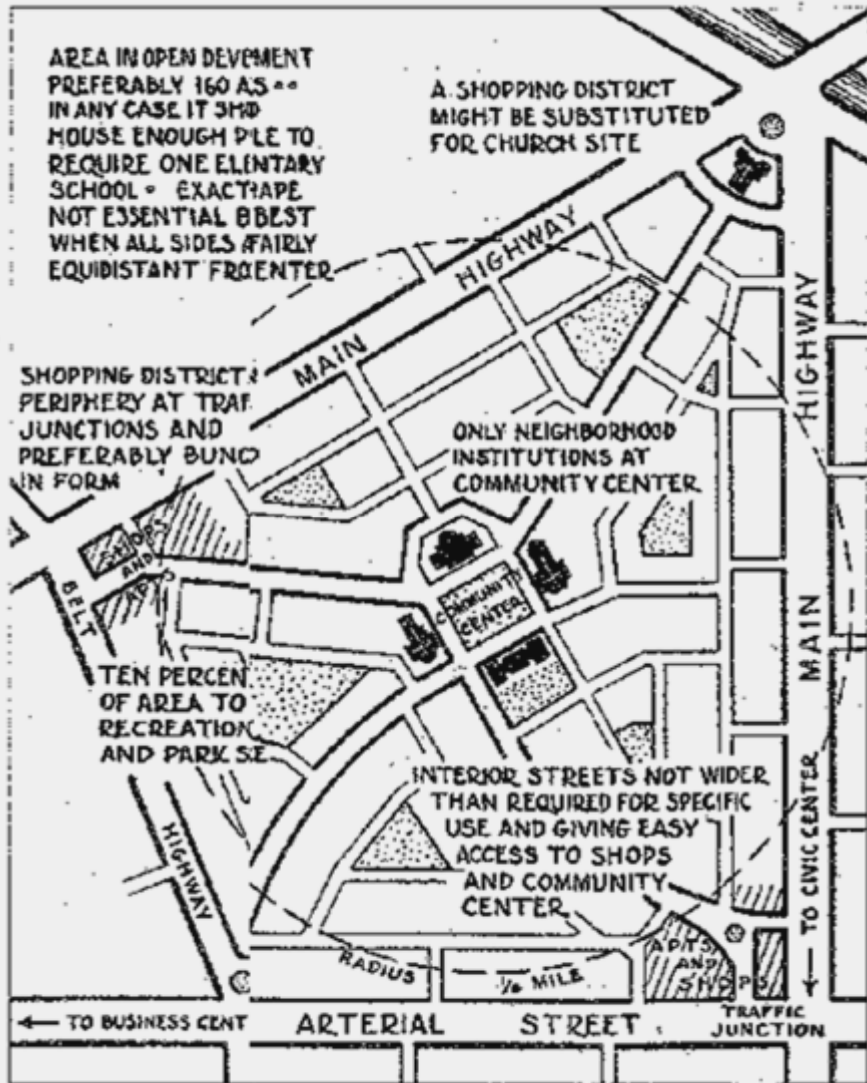
Narrowing of the roadway, enclosure by trees: signal the entrance to town

Comprehensive Plan



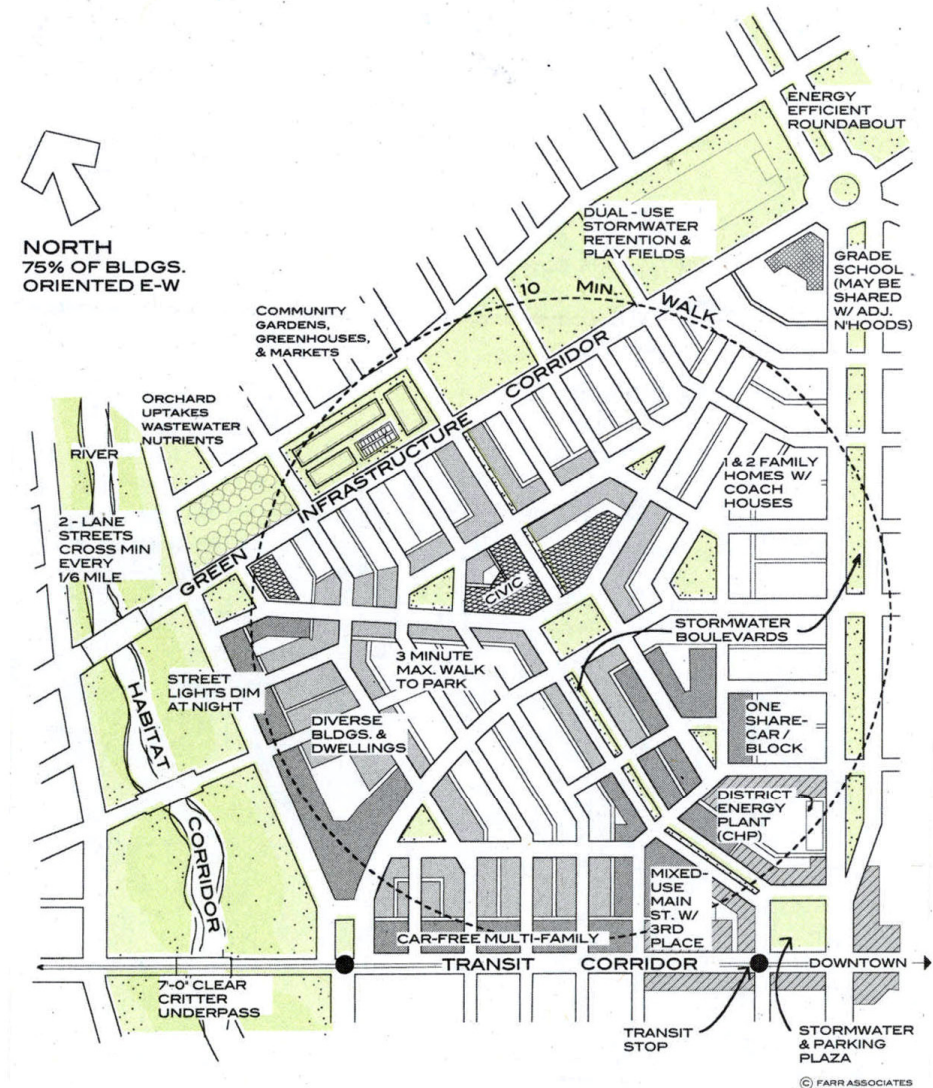
Sidewalks, street trees, narrow travel lanes, tight turning radii = TOWN

Comprehensive Plan - Neighborhoods



Clarence Perry's 1929 Neighborhood Unit

AREA: PREFERABLY 160 ACRES, MIN. 40, MAX. 200
POPULATION: TO SUPPORT CRITICAL MASS OF WALK-TO DESTINATIONS.



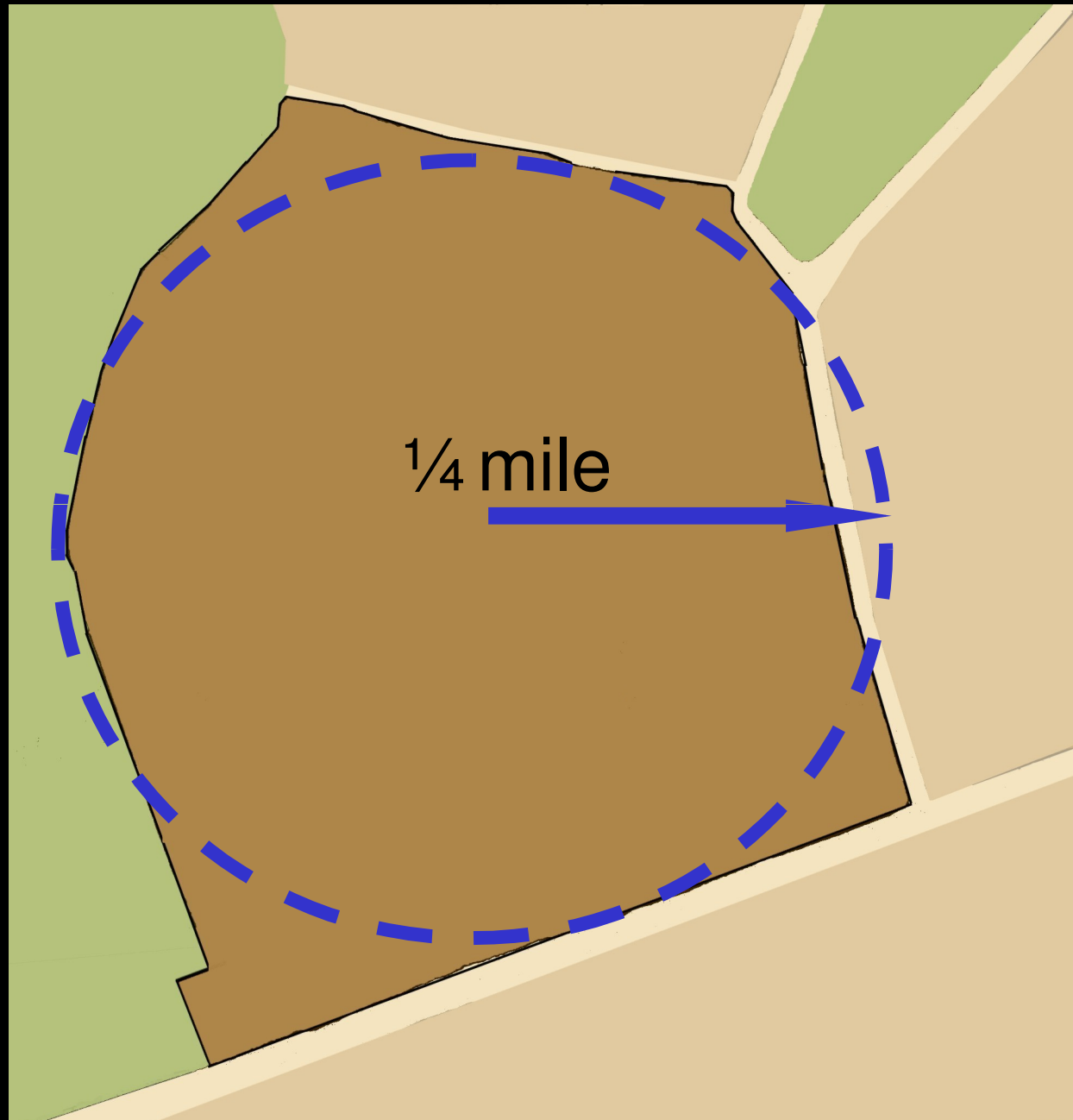
Doug Farr (2008)

Neighborhoods



Identifiable Center and Edge • Walkable Size • Mix of Land Uses & Building Types • Integrated Network of Walkable Streets • Special Sites for Civic Purposes

Neighborhoods -size



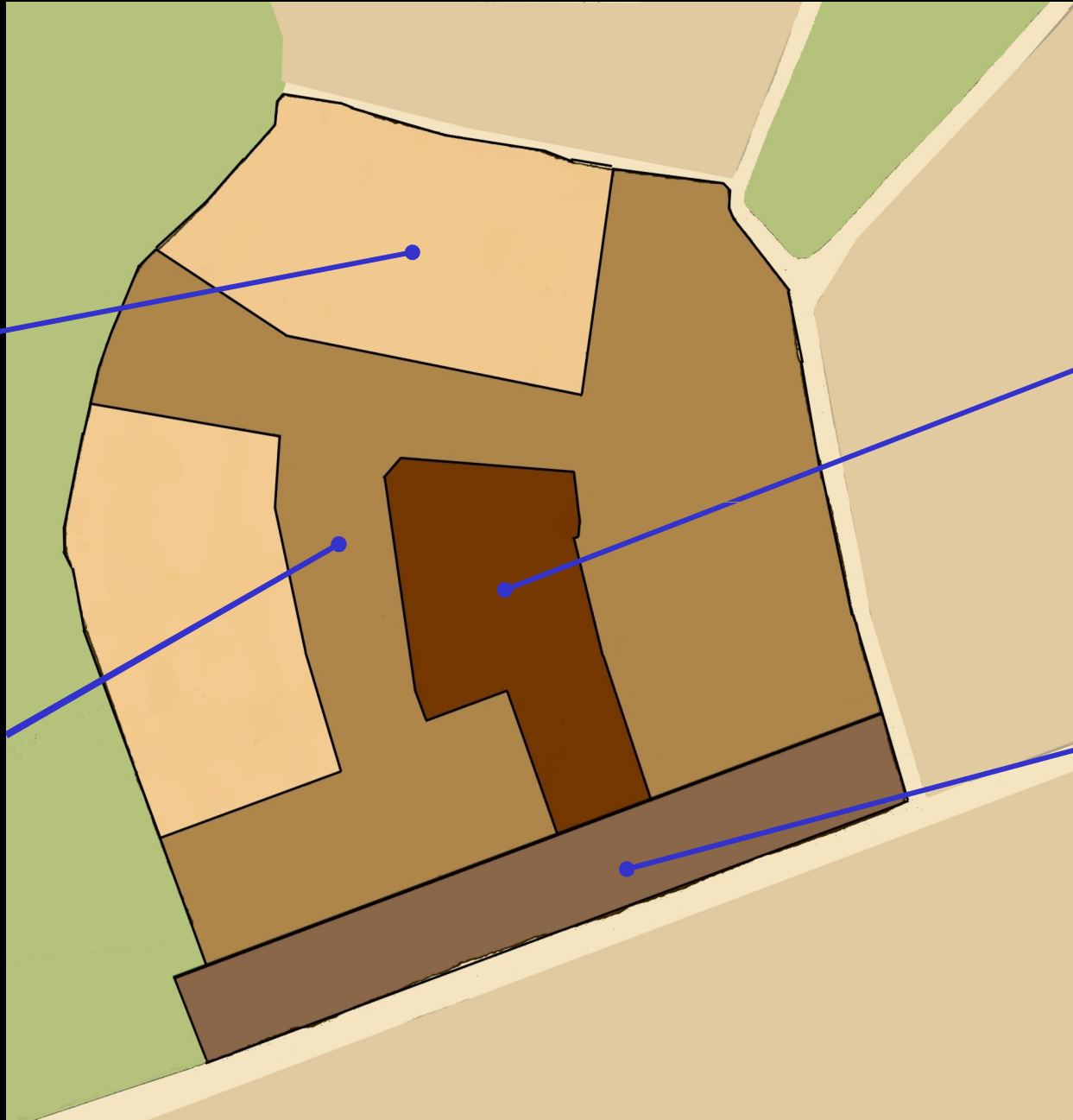
Neighborhoods –sub districts

Edge

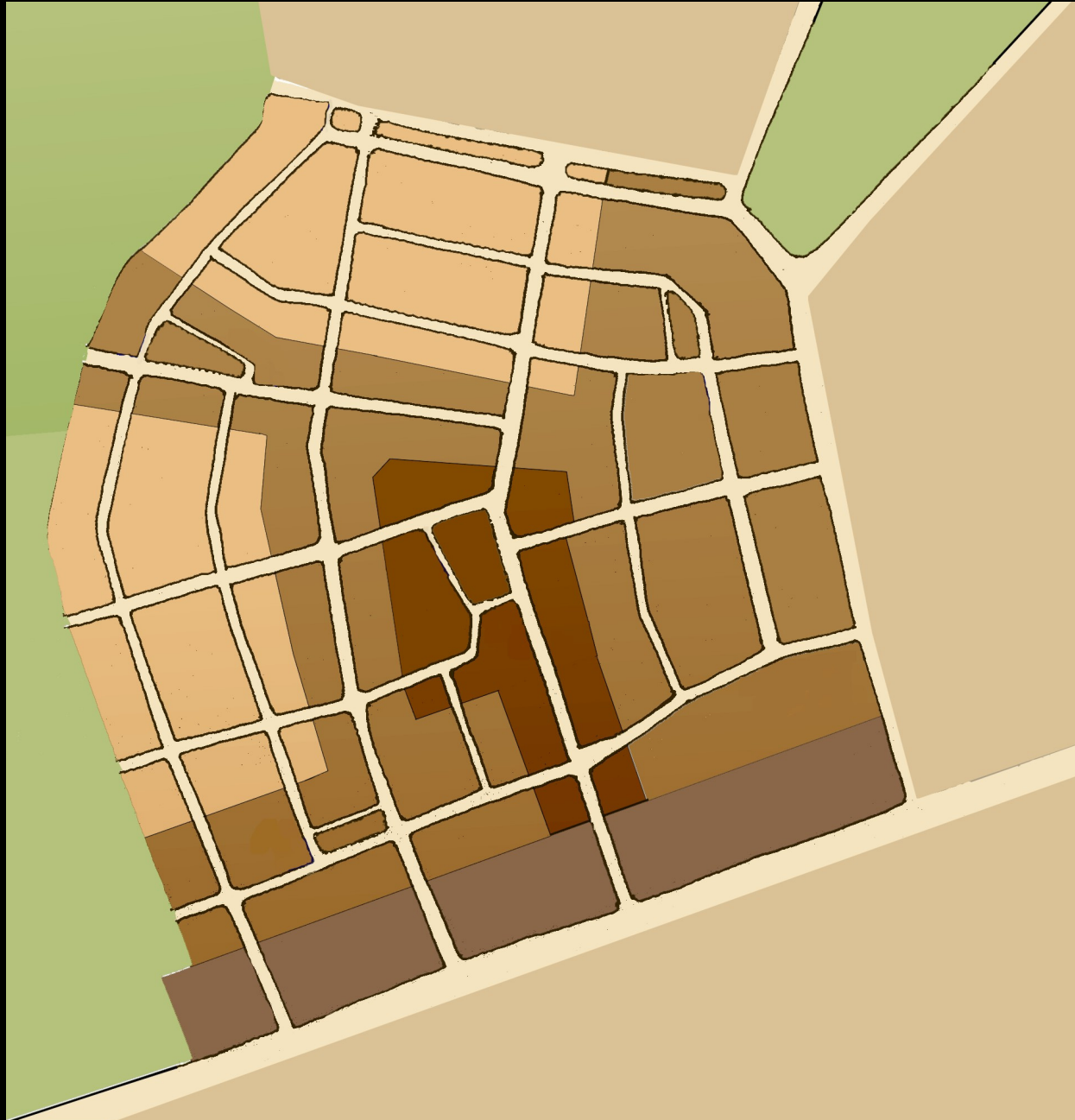
Center

General

Core



Neighborhoods –walkable block size



Neighborhoods –green spaces



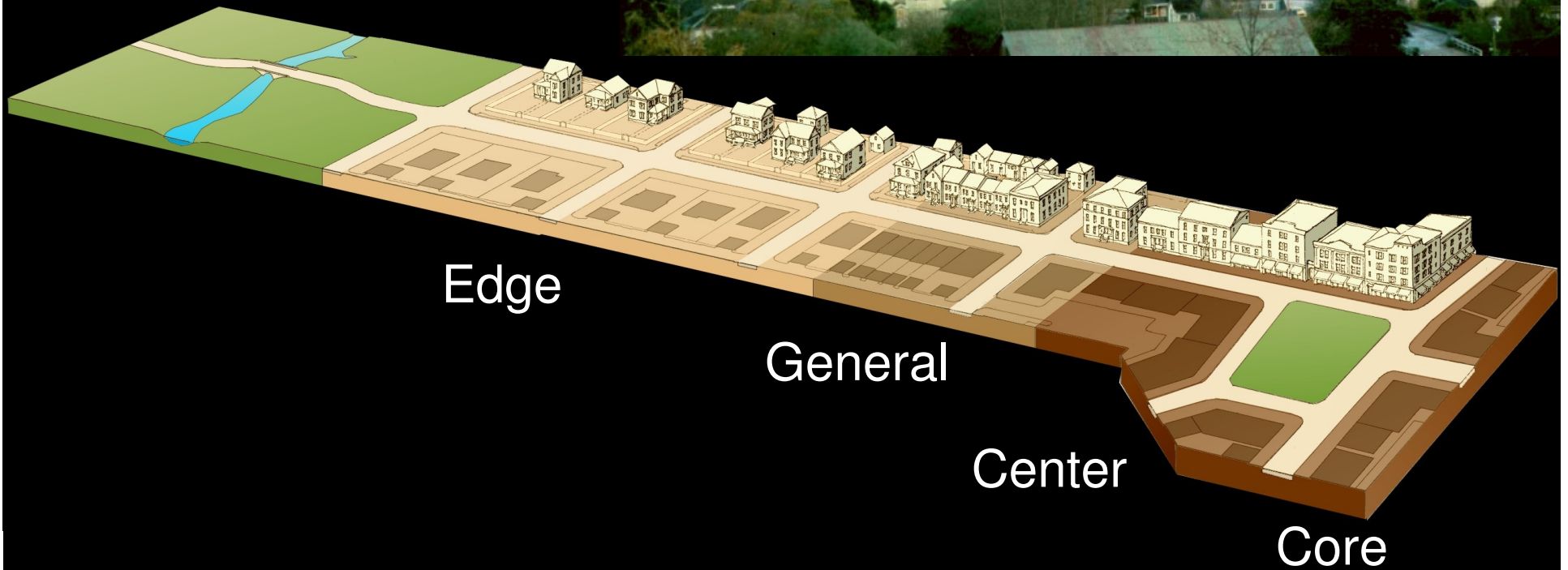
Neighborhoods –special lots & civic bldgs



Neighborhoods –building orientation



Neighborhoods



Greater mixture of uses = more variety & functionality in neighborhoods

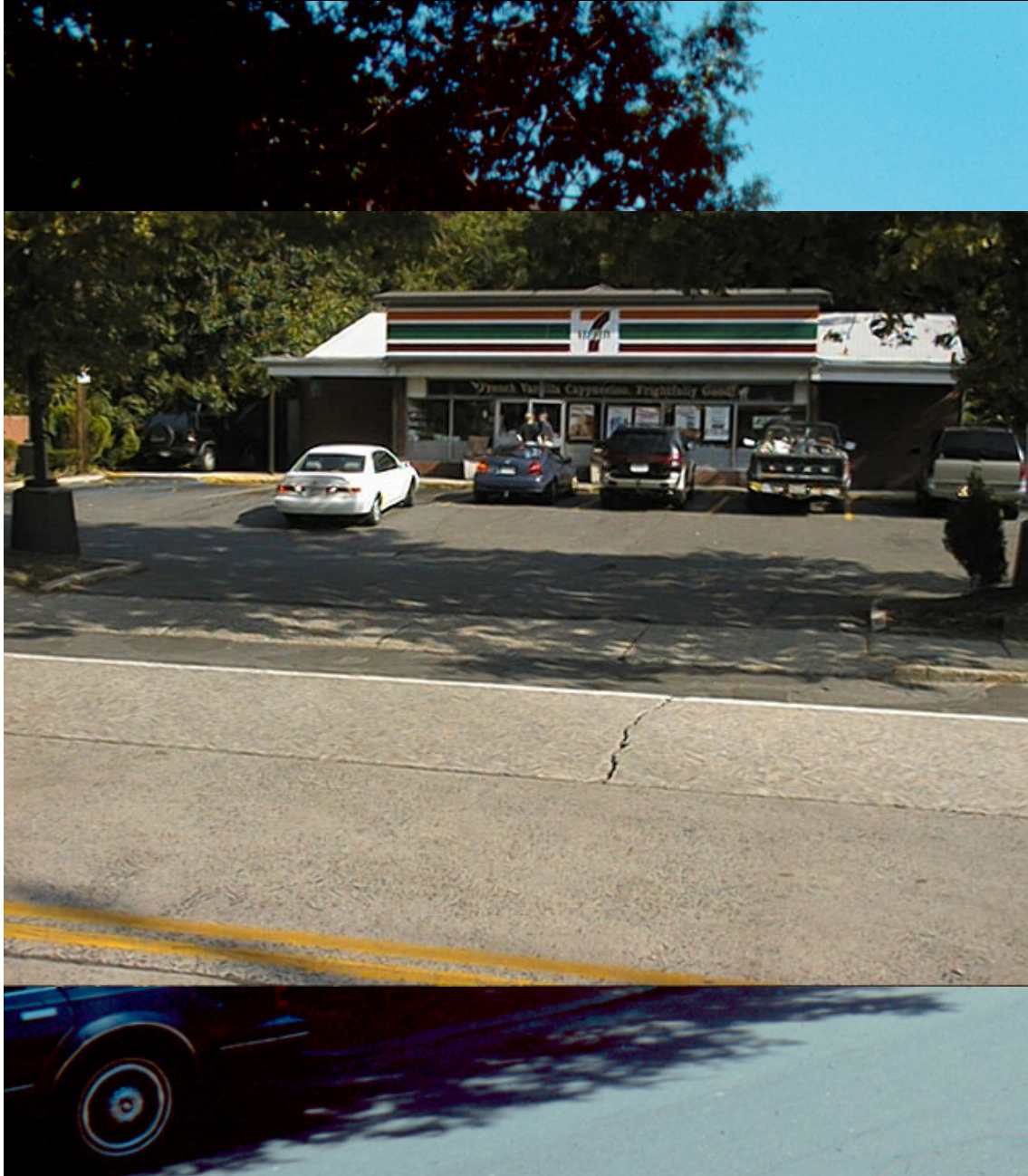
Neighborhoods



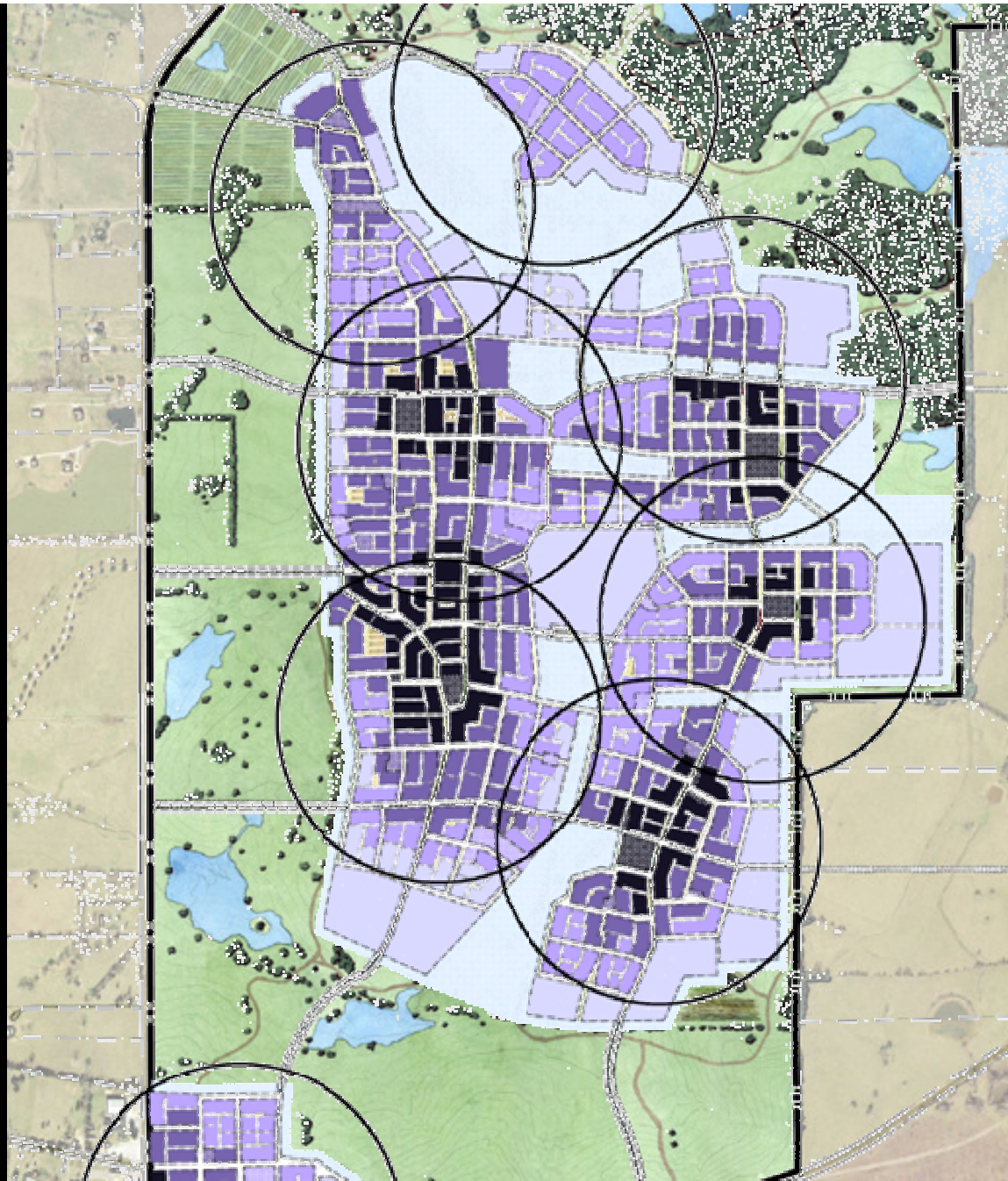
I'On, SC

Center or intense edge could have a corner store in character with neighbors

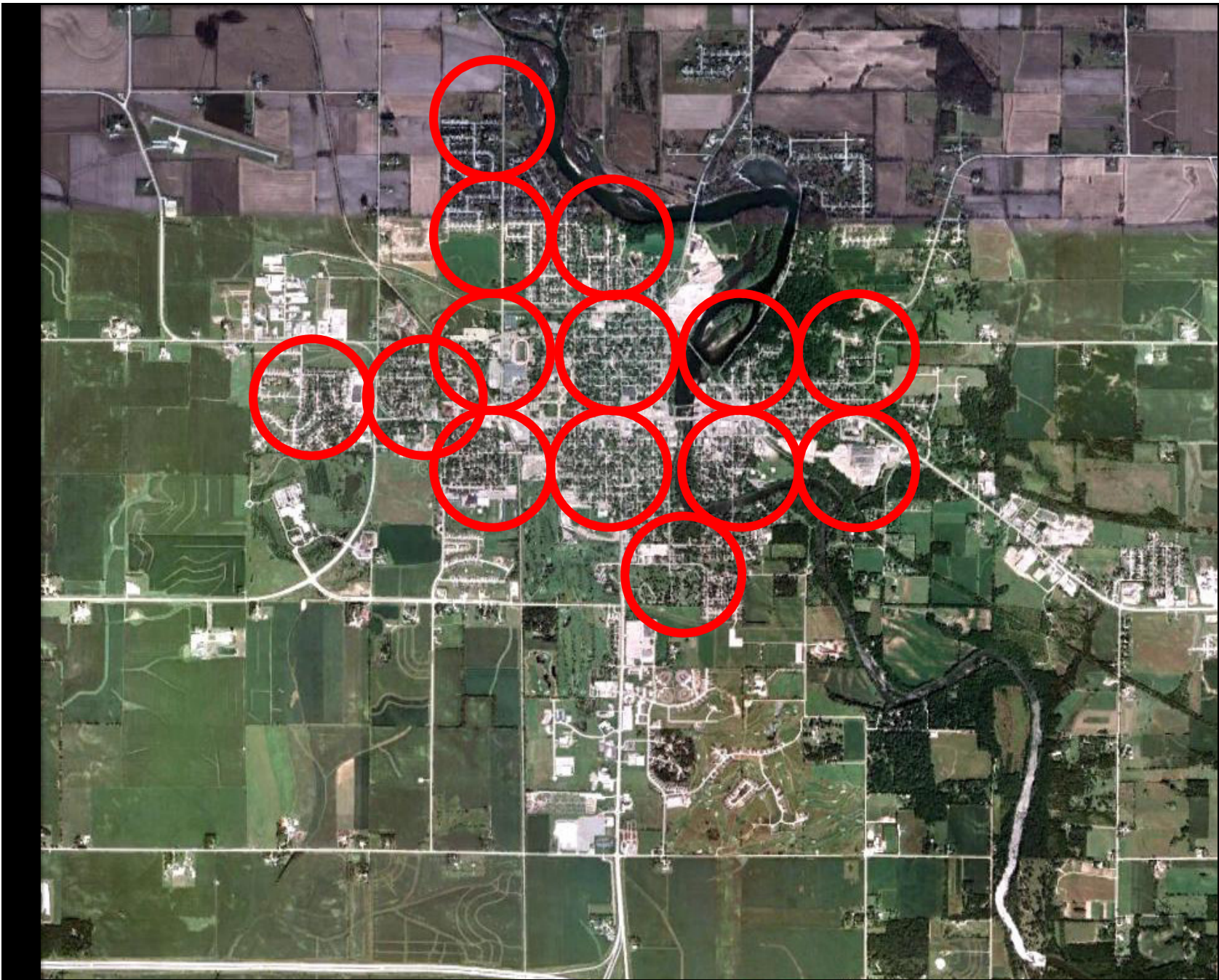
use vs. character



Charlotte, NC



Example from plan for new town



Waverly has several neighborhoods, on the edges not complete

Neighborhoods



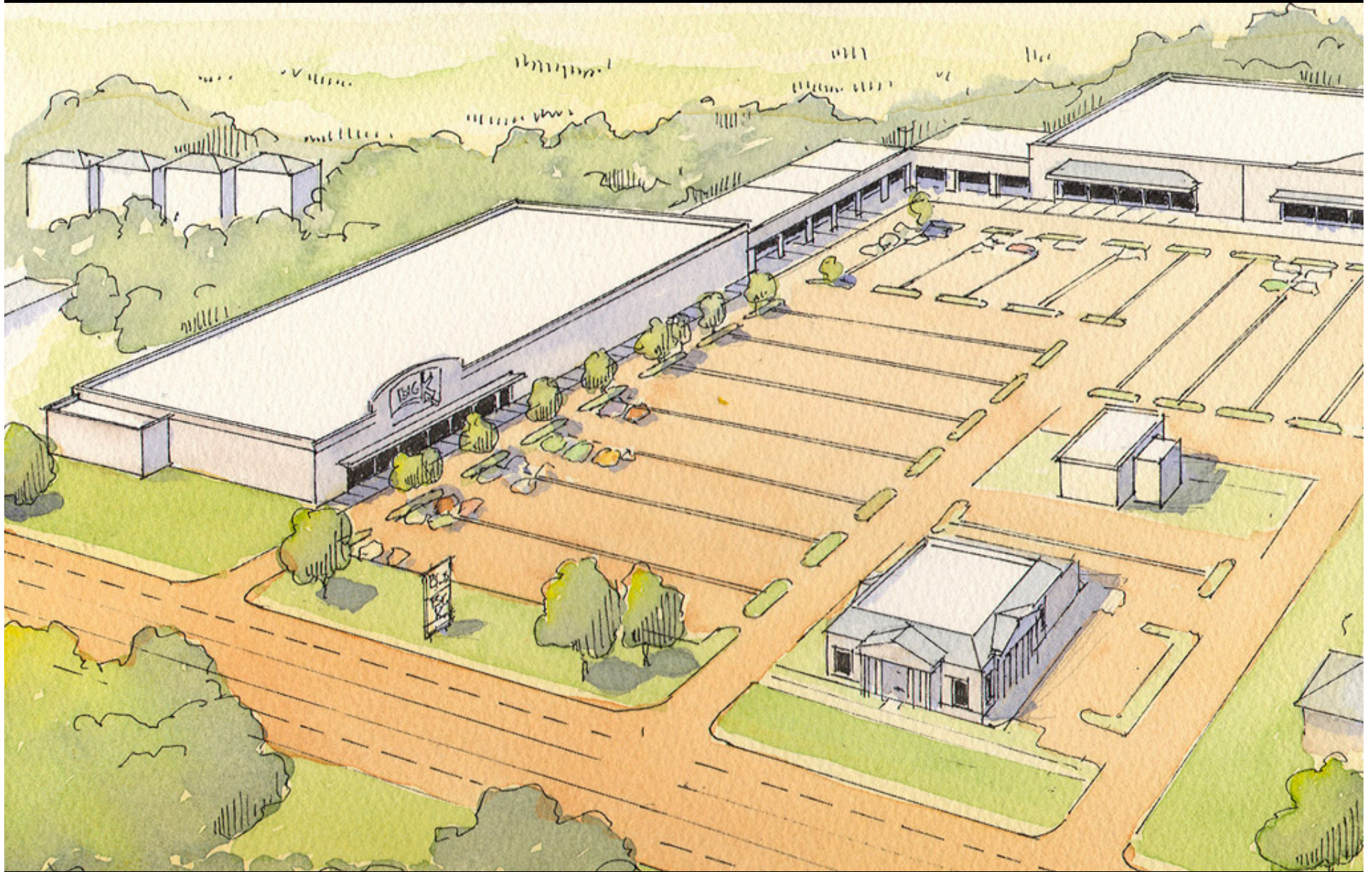
Infill opportunities

Neighborhoods



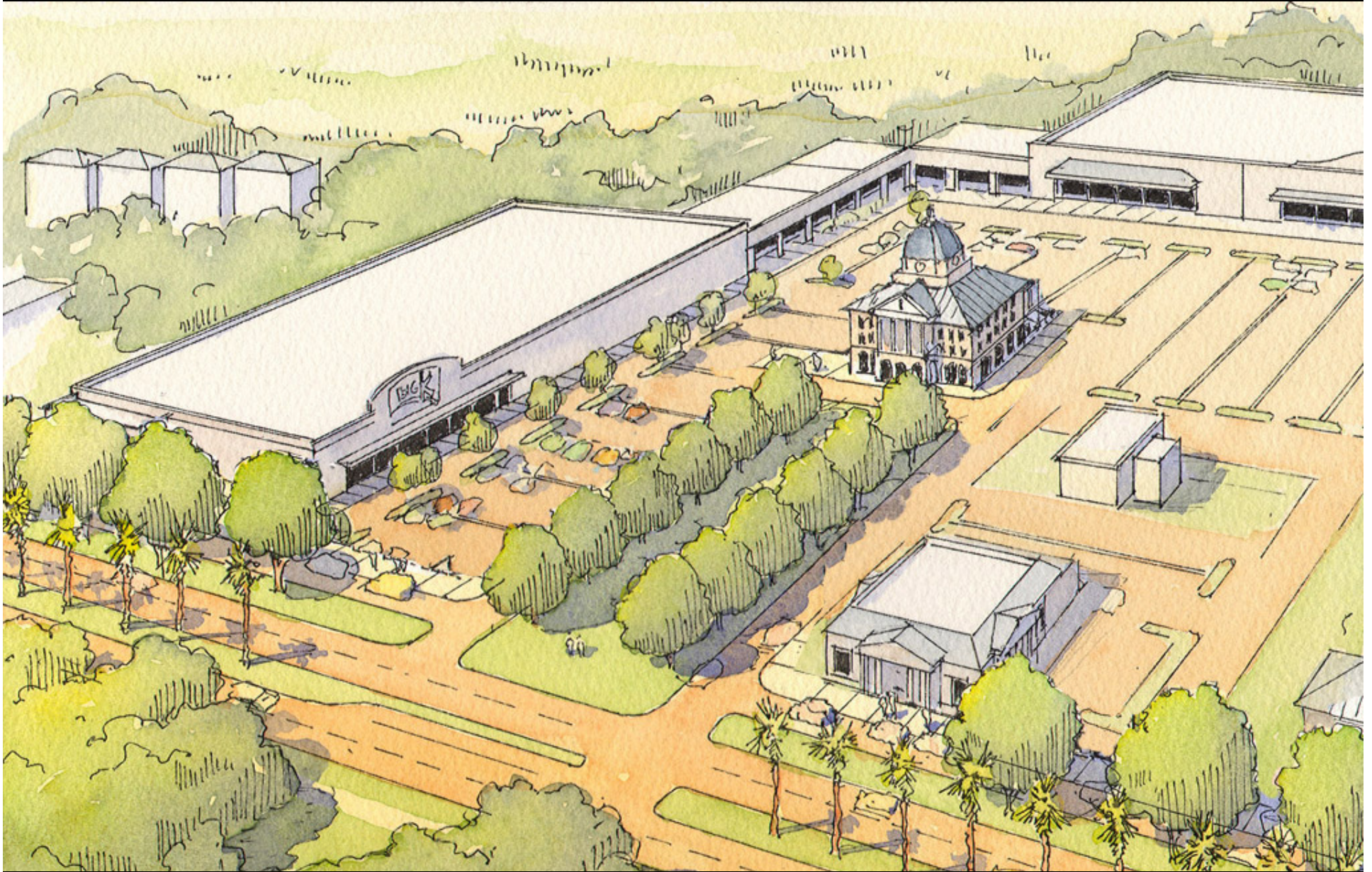
Infill with similar building types- helps complete the neighborhood

Neighborhoods



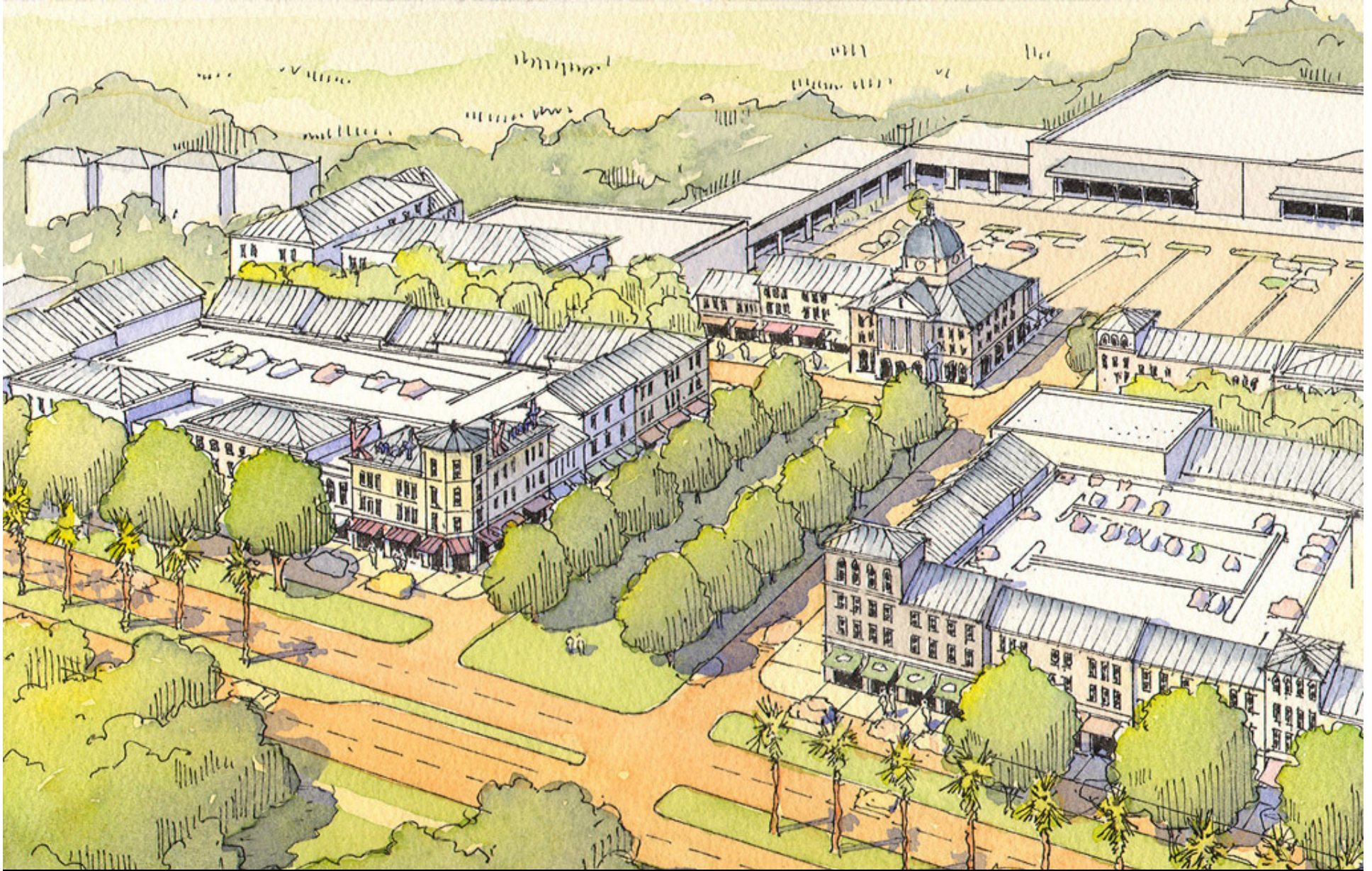
completing the neighborhood with mix of building types and uses

Neighborhoods



completing the neighborhood with mix of building types and uses

Neighborhoods



completing the neighborhood with mix of building types and uses

Neighborhoods



completing the neighborhood with mix of building types and uses

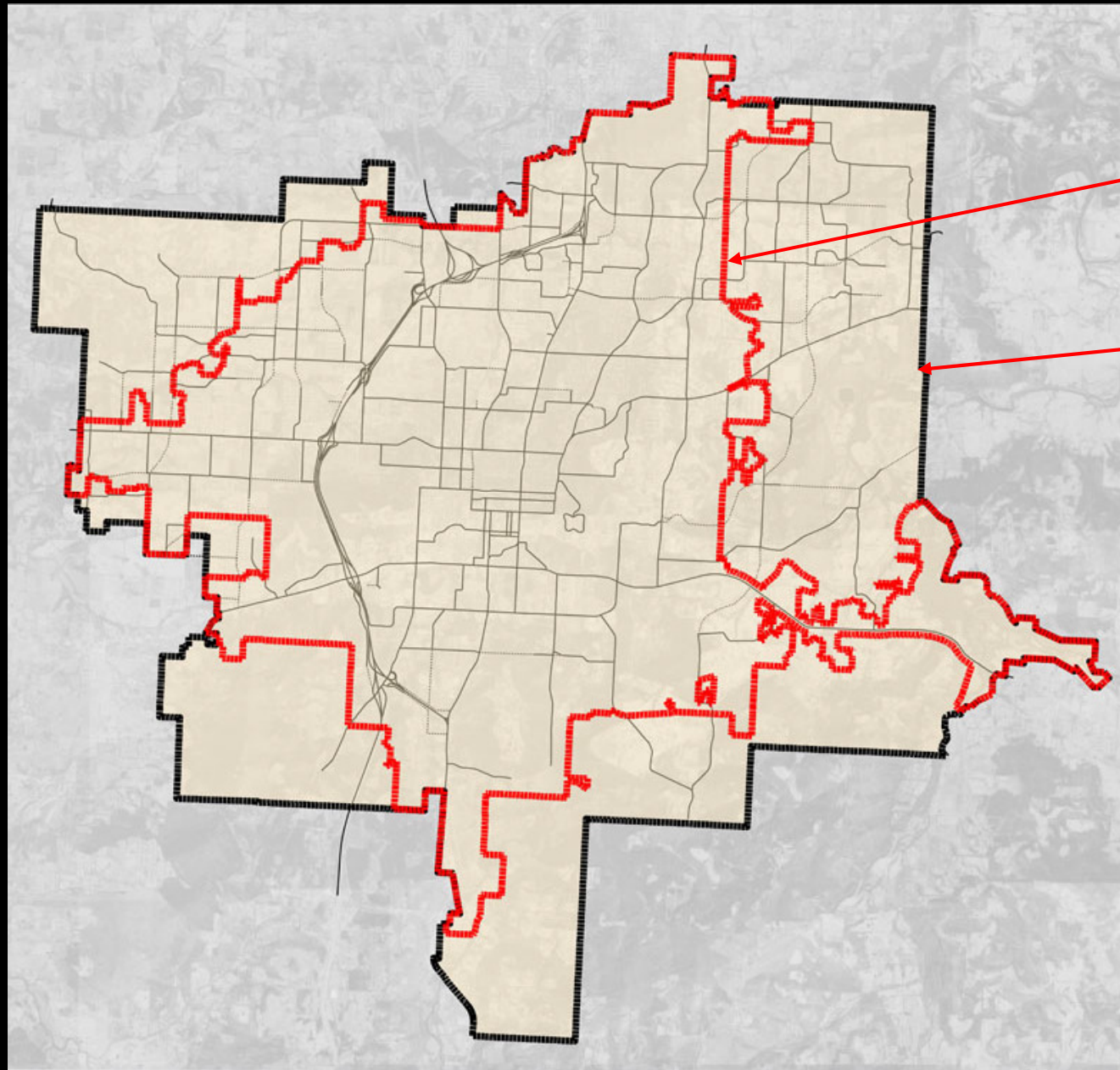


Example- primarily commercial



Example — multifamily located between single family and mixed use center

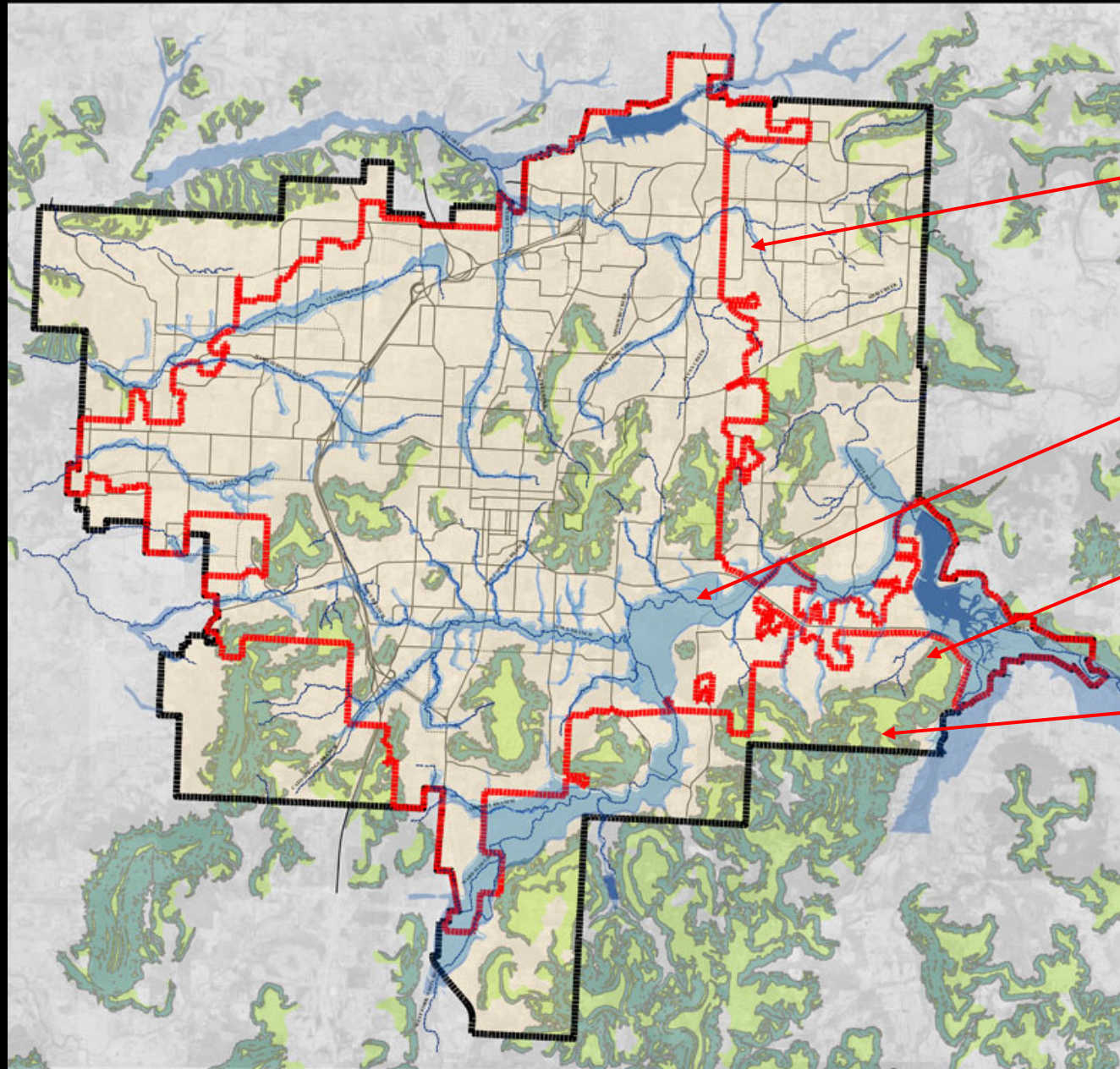
Comprehensive Plan - Sectors



city limits

planning area

Comprehensive Plan - Sectors



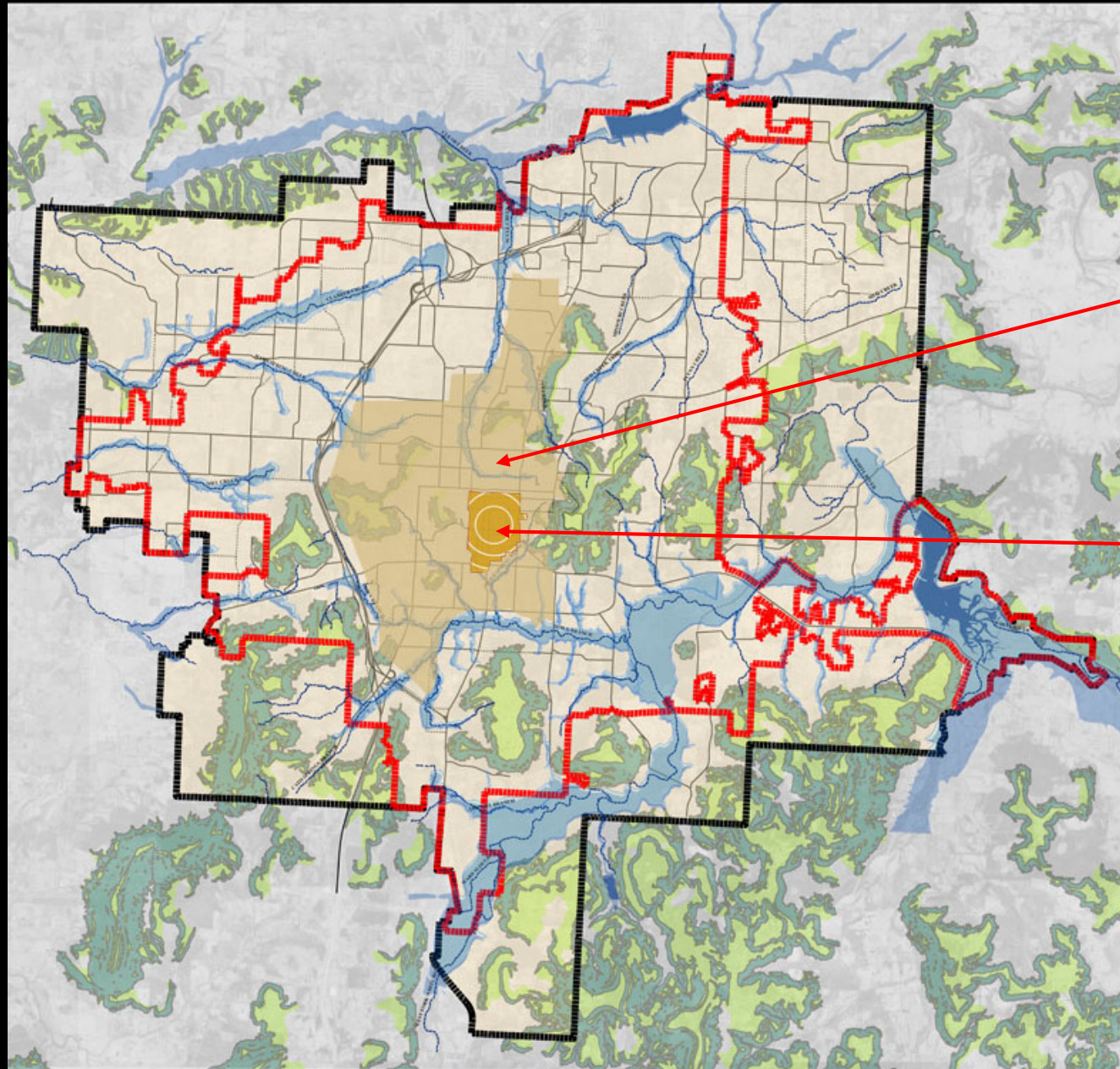
rivers

floodplains

hilltops
(light green)

hillsides
(dark green)

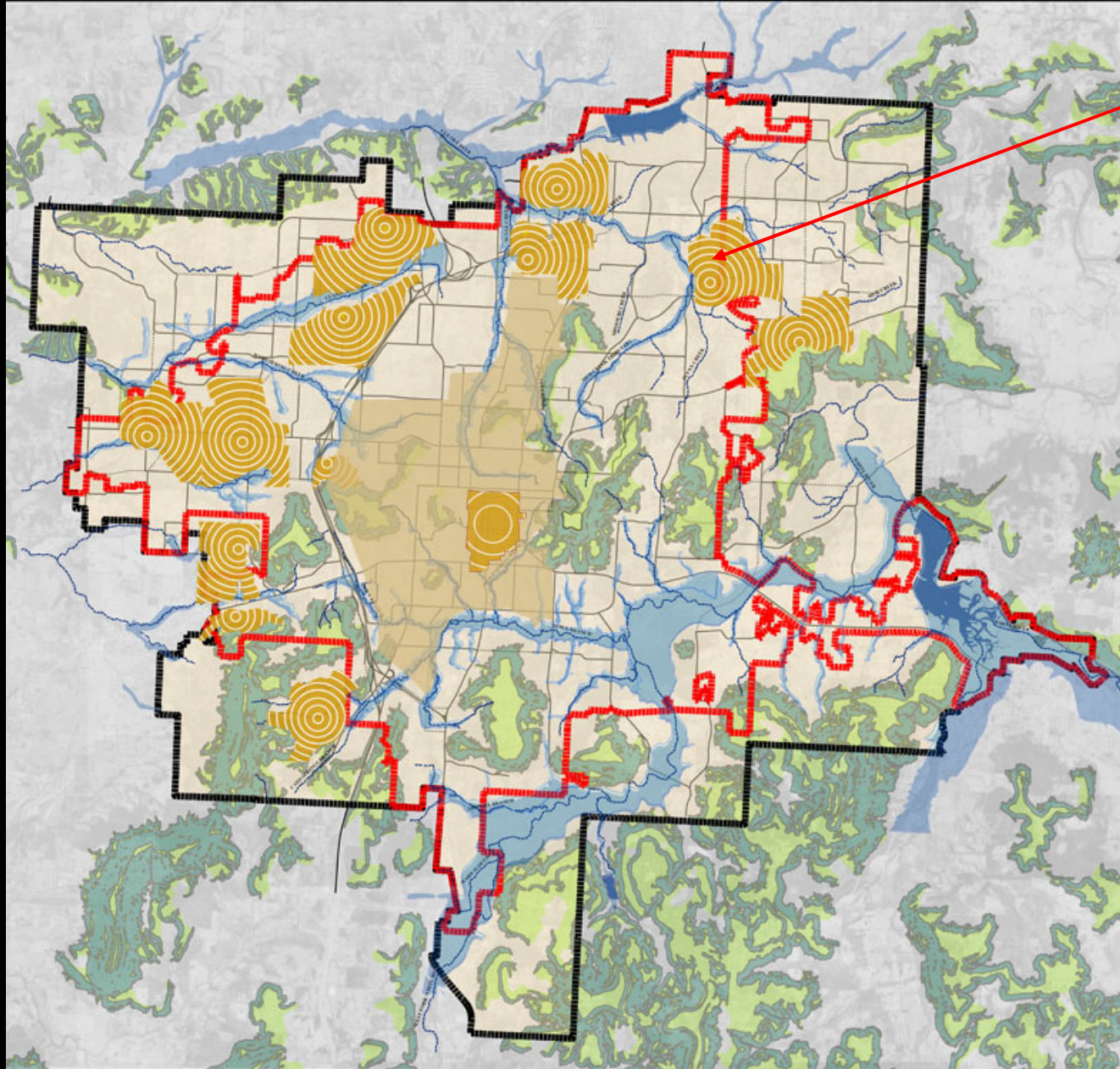
Comprehensive Plan - Sectors



infill sector

downtown
sector

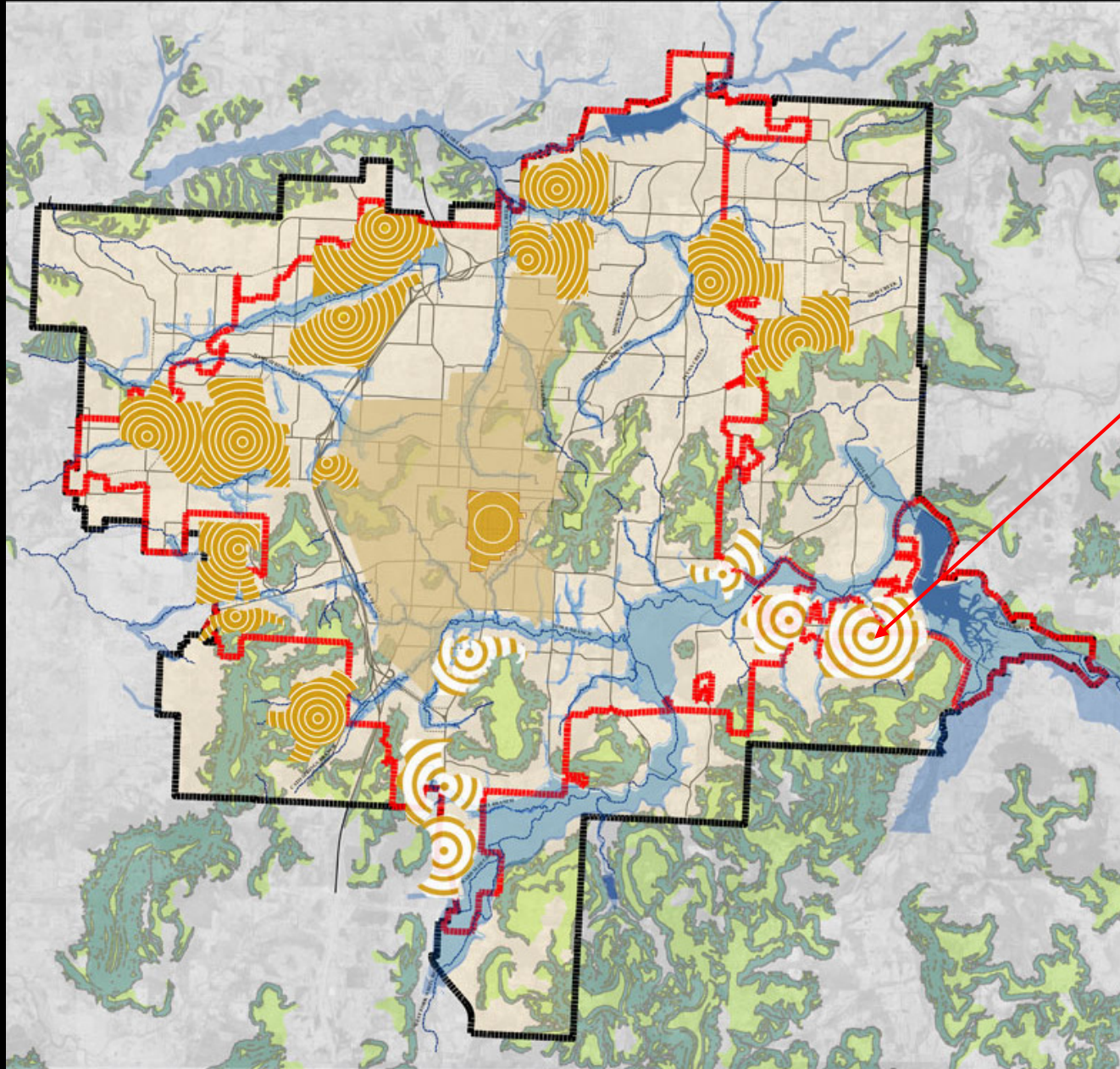
Comprehensive Plan - Sectors



intended
growth sector:

incentivized
neighborhood
development
where it makes
sense

Comprehensive Plan - Sectors



**controlled
growth sector:**

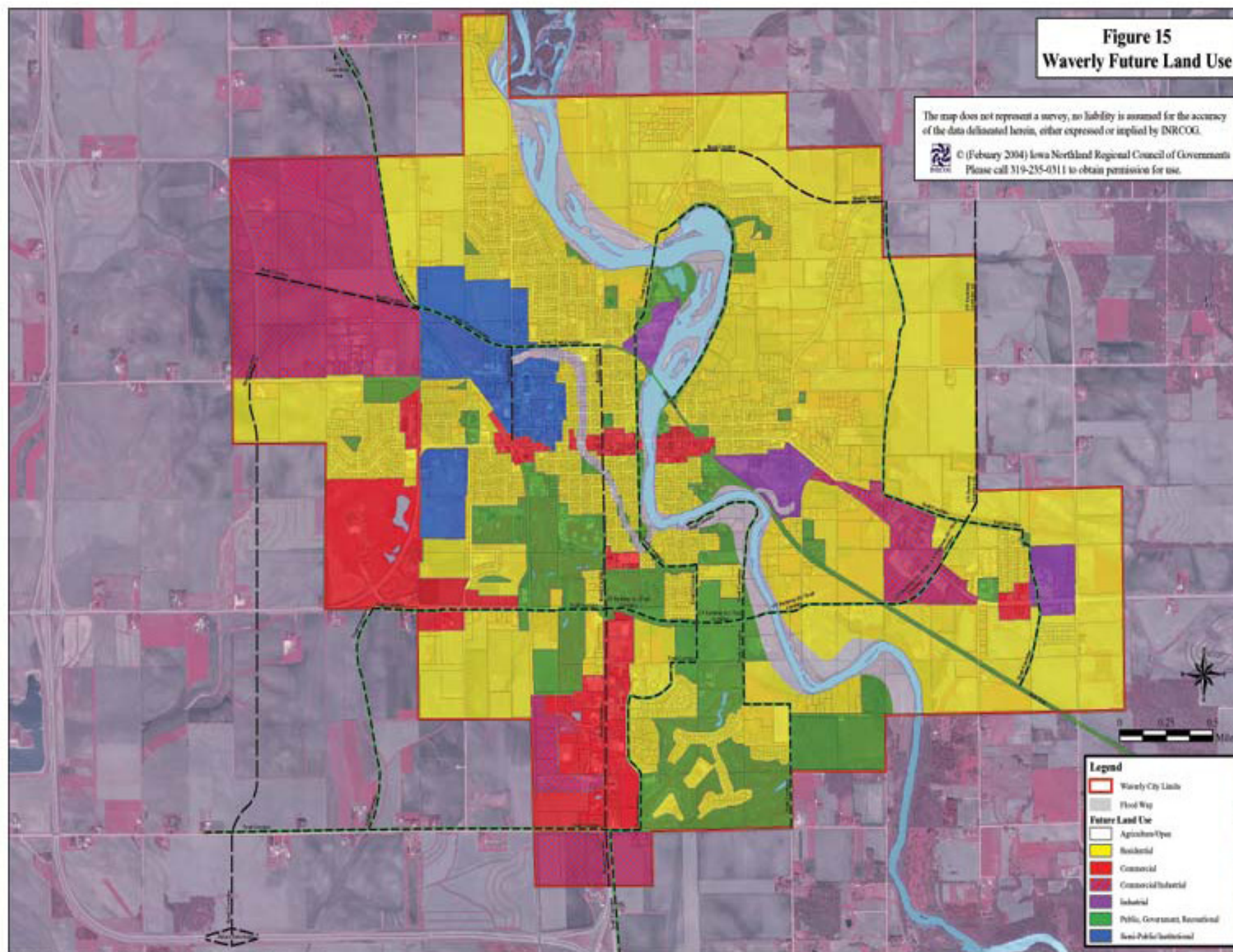
neighborhood
development
with
environmental
constraints

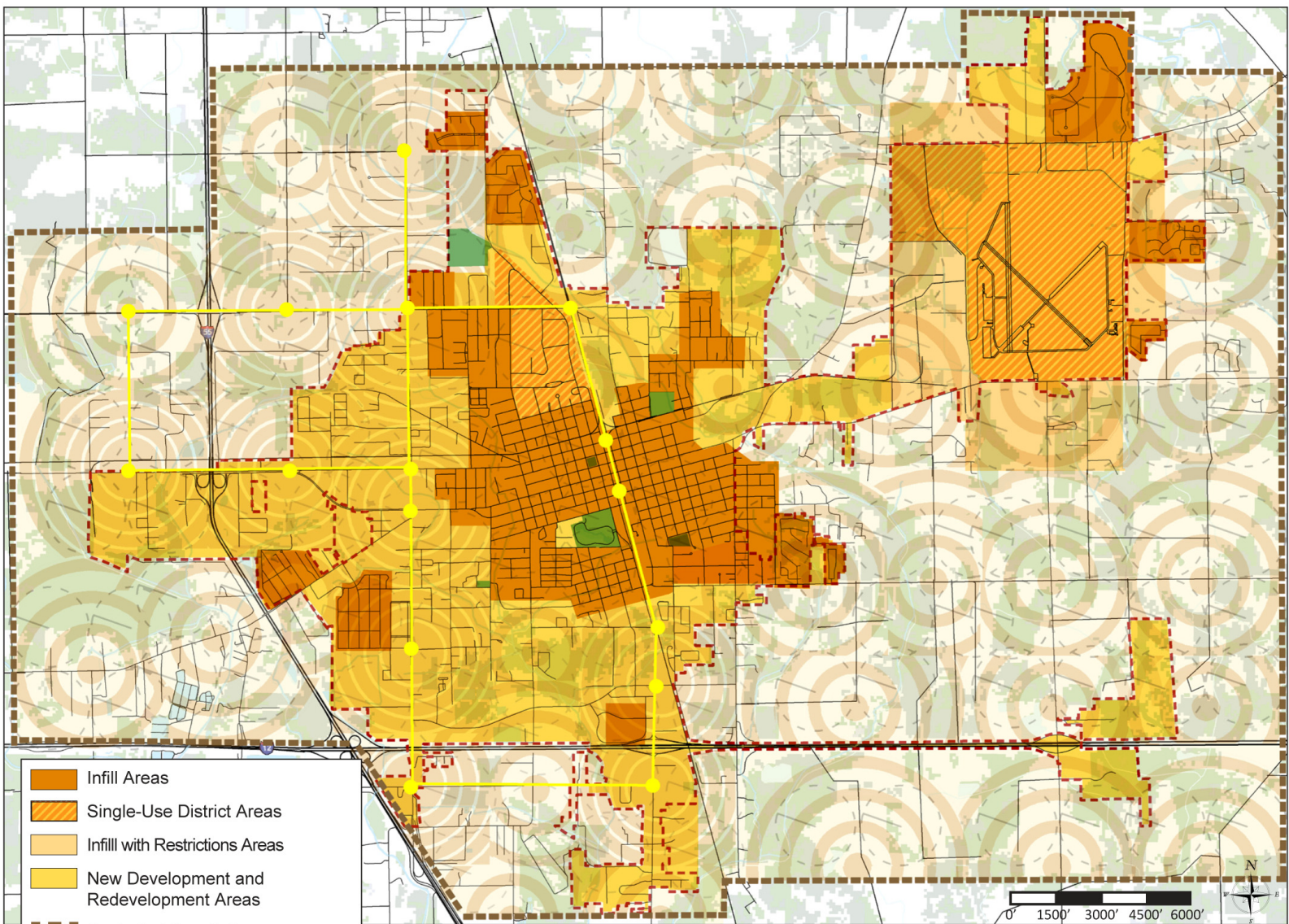
Figure 15
Waverly Future Land Use

The map does not represent a survey, no liability is assumed for the accuracy of the data delineated herein, either expressed or implied by INRCOG.

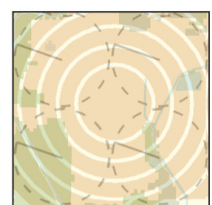


© (February 2004) Iowa Northland Regional Council of Governments
Please call 319-255-0311 to obtain permission for use.

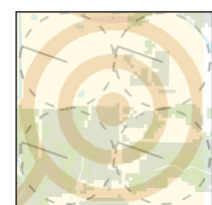




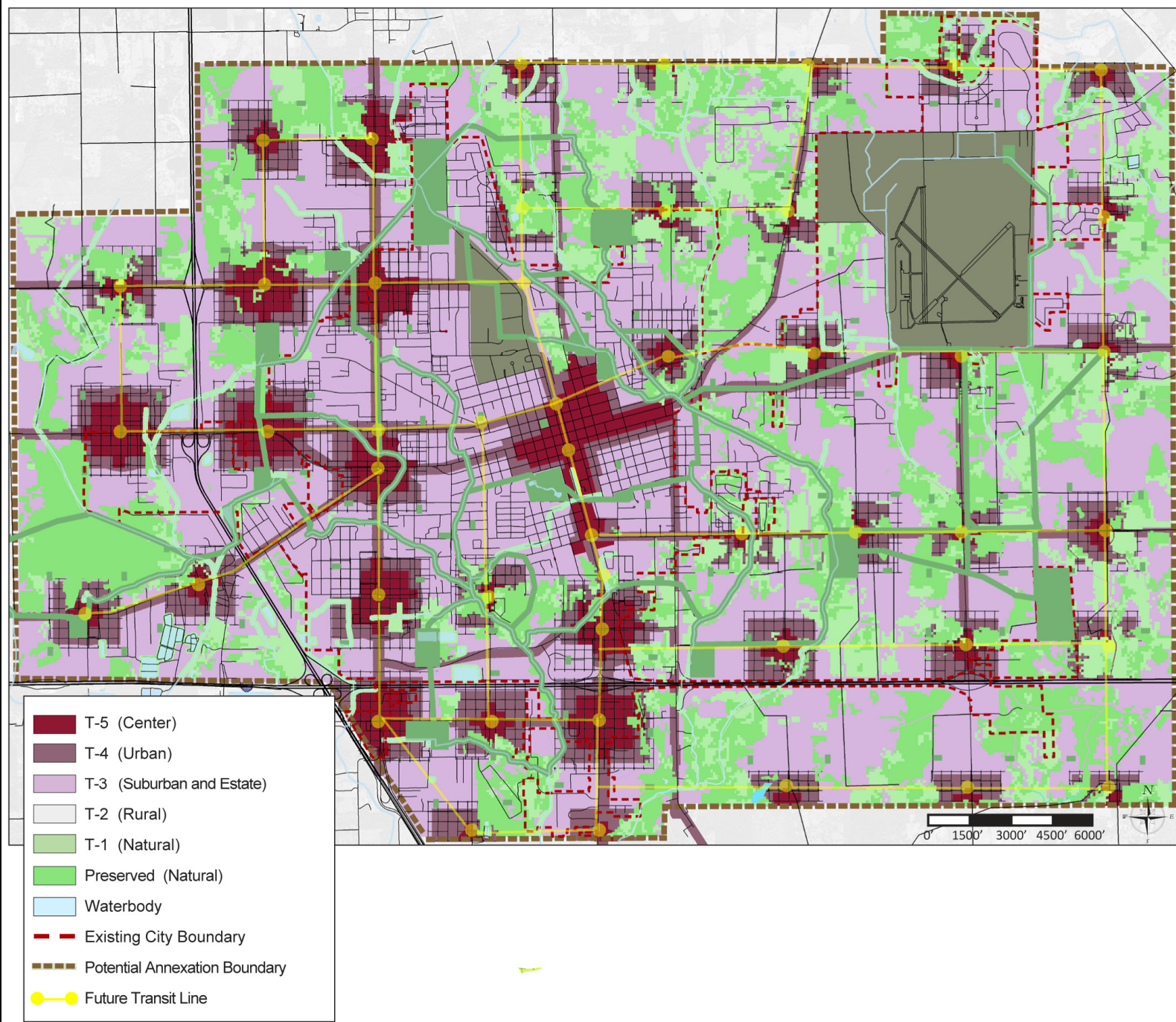
- Infill Areas
- Single-Use District Areas
- Infill with Restrictions Areas
- New Development and Redevelopment Areas
- Controlled Growth Areas
- Reserved/ Preserved Open
- Existing Park
- Waterbody
- Existing City Boundary
- Potential Annexation Boundary
- Future Transit Line



Intended Growth Sector



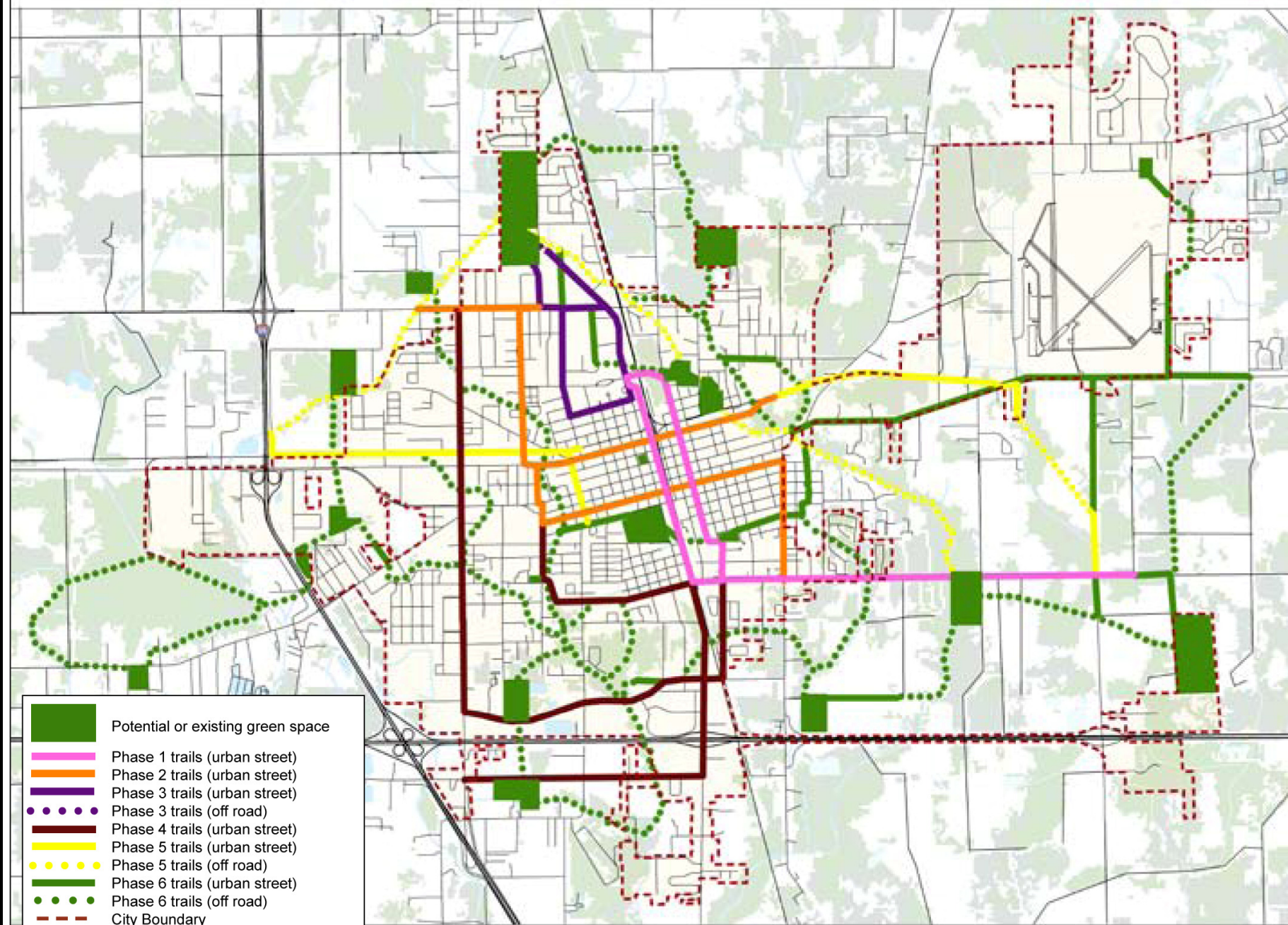
Controlled Growth Sector





What's great NOW
Comprehensive Plan
Green Infrastructure
Housing & Infill

**create an open space
master plan**



1 inch equals 1,400 feet

**conserve land at the
edges of town**



Comprehensive plan relies on the county to protect prime agricultural land at the City's borders.

Protection could be part of the overall green network, through:

- **purchase,**
- **transfer of development rights, and/or**
- **other conservation/reservation measures.**

**establish community
gardens**







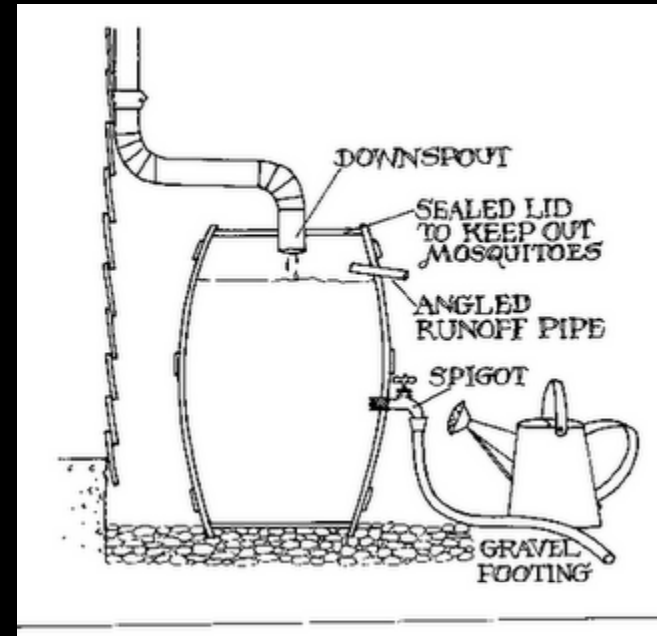
community gardens

**encourage innovative
stormwater management**

roof gardens



rain barrel



pervious paving



rain garden



recessed green space



green street features



integrated stormwater management



What's great NOW
Comprehensive Plan
Green Infrastructure
Housing & Infill

enact inclusionary zoning

built-in variety and affordability



Can the next increment of growth add value to the community?

built-in variety and affordability



**lower minimum lot size
requirements**



... to avoid this

compactness & variety



**permit accessory
dwelling units**

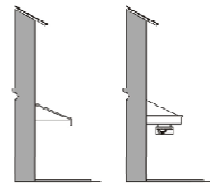


**implement building
design guidelines**

A. Special Building Elements and Appurtenances

Architectural Standards

1. Awnings/ Marquees



Depth = 5 ft. minimum.
Height = 6 ft. minimum clear.
Length = 25% to 100% of Building Front
(for commercial and mixed-use buildings within the Neighborhood Center and Neighborhood General only).

The above requirements apply to first-floor awnings. There are no minimum requirements for awnings above the first floor.

Marquees and Awnings shall occur forward of the Build-to-Zone and may encroach within the right-of-way.

Awnings shall be made of fabric or metal. High-gloss or plasticized fabrics are prohibited.



February 23, 2007 Old Town Exterior Code

2. Balconies



Depth = 2 ft. minimum for upper floor balconies.
Height = 10 ft. minimum clear.
Length = 25% to 100% of Building Front
(for all building types in all zones, except single-family residences)

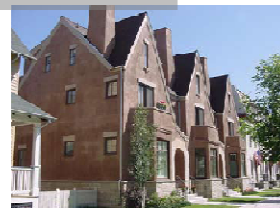
Balconies shall occur forward of the Build-to-Zone and may encroach within the right-of-way with special easement permission.

Balconies may have roofs, but are required to be open, un-airconditioned parts of the buildings.

On corners, balconies may wrap around the side of the building facing the side street.



Page 6.2



9/14/09



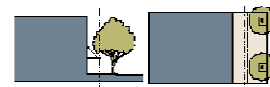
Page 6.15

T4 T5

6. Shopfront, Awning & Balcony

T4 T5 T6

Adjacent to the building line with a minimum 10' clear path for pedestrian use.



Depth = 6 feet minimum
Height = 5 feet minimum clear
Length = 75-100% of building front required for corner and corner balconies

for corner stoops

forward of the build-to-zone, but shall not encroach into the right-of-way or the side sidewalk shall not be covered or unobstructed.

minimum

Minimum depth and length is required only for awnings and balconies that are serving as protection to pedestrians.

**Easements and supports may be lower than 5 feet clear by Agreement.

Awnings and balconies are prohibited and may occur forward of the build-to-zone and may encroach into the right-of-way with special easement permission. Awnings and balconies shall not extend more than 2 feet to the curb line.



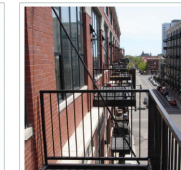
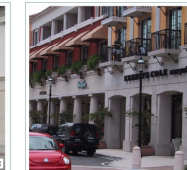
Section 1-2 Architectural Standards

Architectural Standards

Examples of Arcades: A, B, C, & D

Examples of Balconies: E, F, G, & H

Examples of Galleries: I, J, K, & L



W A V E R L Y

smart planning workshop



May 2010

DOVER, KOHL & PARTNERS

town planning



doverkohl.com